



**US Army Corps
of Engineers.**

Vicksburg District
4155 Clay Street
Vicksburg, MS 39183-3435
www.mvk.usace.army.mil



Public Notice

APPLICATION NO.:	ADS-MVK-2007-150
EVALUATOR:	Mr. Arel Simpson
PHONE NO.:	(601) 631-5996
FAX NO.:	(601) 631-5459
E-MAIL:	regulatory@mvk02.usace.army.mil
DATE:	June 5, 2007
EXPIRATION DATE:	June 26, 2007

Interested parties are hereby notified that the U.S. Army Corps of Engineers, Vicksburg District, and the Louisiana Department of Environmental Quality, Office of Environmental Services are considering an application for a Department of the Army permit and State water quality certification for the work described herein. A water quality certification is required in accordance with statutory authority contained in the LRS 30:2074 A(3) and provisions of the Clean Water Act. Comments should be forwarded to the Vicksburg District, Attention: CEMVK-OD-F, at the above address and the Louisiana Department of Environmental Quality, Office of Environmental Services, Post Office Box 4313, Baton Rouge, Louisiana 70821-4313. The Louisiana Department of Environmental Quality has a copy of the application on file in their office in Baton Rouge and may be inspected at any time between 8:00 a.m. and 4:30 p.m. weekdays. Copies may be obtained from the Louisiana Department of Environmental Quality upon payment of cost of printing. The Louisiana Department of Environmental Quality will make a final decision on the water quality certification pertaining to this application within 30 days after expiration of this notice.

Law Requiring a Permit: Section 404 of the Clean Water Act (33 U.S.C. 1344), which applies to discharges of dredged or fill material into waters of the United States.

Name of Applicant:
Summerfield Retirement
Community, LLC
3330 Lake Villa Drive
Suite 201
Metairie, Louisiana 70461

Name of Agent:
Mr. Steve Duvernay
Post Office Box 3127
Slidell, Louisiana 70459

Location of Work: Section 36, T8S-R14E, latitude 30°18.636' North longitude 89°44.566' West, within the West Pearl River drainage basin, St. Tammany Parish, near Slidell, Louisiana.

Description of Work: (See enclosed map and drawings.)

The following descriptions of the proposed project and associated impacts are based upon information provided by the applicant.

The applicant is applying for a Department of the Army permit to develop an assisted living retirement community on approximately 14.0 acres of land containing approximately 9.0 acres of jurisdictional wetlands.

The proposed project involves the mechanized clearing and filling of jurisdictional wetlands for streets, utilities, parking lots, building sites, and a retention pond.

The project would be constructed in phases. Phase I would involve the mechanical clearing of approximately 7.5 acres of wetlands and 5.0 acres of upland to construct 110 assisted living units, totaling 105,708 square feet.

Approximately 14,520 cubic yards of sandy clay fill material would be used to construct the building sites, parking lots, and streets. The fill material would be provided by the contractor from a commercial source.

St. Tammany Police Jury has zoned the property commercial and is requiring an 8-foot fence to be constructed along the eastern property line. A 25-foot buffer zone would be maintained along most of the property line. The proposed project site is not within the coastal zone management area.

Vegetation on the regulated portion of proposed project site consists of slash pine, giant cane, blackberry, water oak, oval-leaf sedge, southern wax myrtle, southern shield fern, sweetbay magnolia, pin oak, carpetgrass, and yaupon. The soil types are classified as Myatt series soils and Prentiss fine sandy loam.

The placement of dredged and/or fill material in wetlands and waters of the United States associated with the mechanized land clearing requires a Department of the Army Permit.

Upon reviewing this notice, you should write to this office to provide your opinion of the impacts this work will have on the natural and human environment and address any mitigation you believe is necessary to offset these impacts. Other comments are welcome, but the above information will further our review of the applicant's plan as proposed. Comments of a general nature are not as helpful as those specific to the impacts of the subject project.

State Water Quality Permit: The State Pollution Control Agency must certify that the described work will comply with the State's water quality standards and effluent limitations before a Corps permit is issued.

Cultural Resources: An initial review indicates that the proposed project would not affect any of the sites in St. Tammany Parish listed in the National Register of Historic Places. Copies of this notice have been sent to the State Historic Preservation Officer, Federally Recognized Tribes, and other interested parties for comment on potential effects to cultural resources that could result from this activity.

Endangered Species: Our initial finding is that the proposed work would not affect any endangered species or their critical habitat. This proposal is being coordinated with the U.S. Fish and Wildlife Service, and any comments regarding endangered species or their critical habitat will be addressed in our evaluation of the described work.

Flood Plain: In accordance with 44 CFR Part 60 (Flood Plain Management and Use), participating communities are required to review all proposed development to determine if a flood plain development permit is required. Flood plain administrators should review the proposed development described in this public notice and apprise this office of any flood plain development permit requirements.

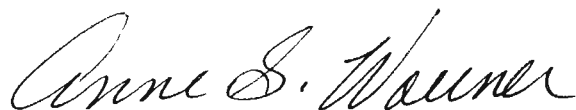
Evaluation Factors: The decision whether or not to issue a permit will be based upon an evaluation of the probable impact of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which may be expected to accrue from the proposal must be balanced against its expected adverse effects. All factors which may be relevant to the proposal will be considered; among these are conservation, economics, aesthetics, general environmental concerns, historic values, fish and wildlife values, flood damage prevention, land use classification, navigation, recreation, water supply, water quality, energy needs, safety, food requirements and, in general, the needs and welfare of the people. Evaluation of the proposed activity will include application of the guidelines published by the Environmental Protection Agency under authority of Section 404(b) of the Clean Water Act.

Public Involvement: The purpose of this notice is to solicit comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties. These comments will be used to evaluate the impacts of this project.

All comments will be considered and used to help determine whether to issue the permit, deny the permit, or issue the permit with conditions, and to help us determine the amount and type of mitigation necessary. This information will be used in our Environmental Assessment or Impact Statement. Comments are also used to determine the need for a public hearing.

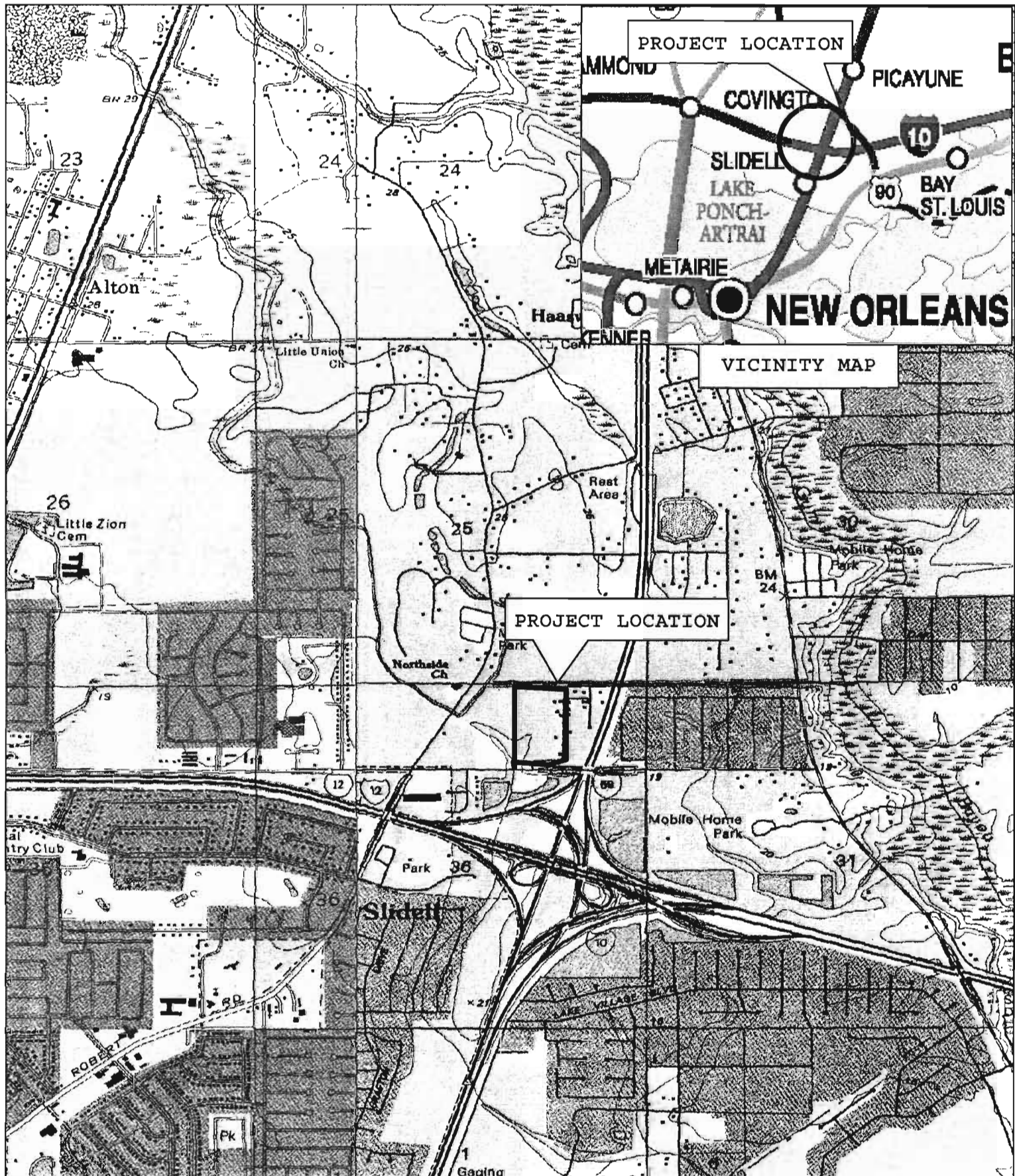
Opportunity for a Public Hearing: Any person may make a written request for a public hearing to consider this permit application. This request must be submitted by the public notice expiration date and must clearly state why a hearing is necessary. Failure of any agency or individual to comment on this notice will be interpreted to mean that there is no objection to the proposed work. Please bring this announcement to the attention of anyone you know who might be interested in this matter.

Notification of Final Permit Actions: Each month, the final permit actions from the preceding month are published on the Vicksburg District Regulatory web page. To access this information, you may follow the link from the Regulatory web page, <http://www.mvk.usace.army.mil/offices/od/odf/main.asp>, or go directly to the Final Permit Actions web page at <http://www.mvk.usace.army.mil/offices/od/odf/PubNotice/MonthlyNotice/pnmain.asp>.



Anne S. Woerner
Acting Chief, Evaluation Section
Regulatory Branch

SUMMERFIELD RETIREMENT COMMUNITY



HAASWOOD QUAD

1:24,000

0 0.25 0.5 1 Miles



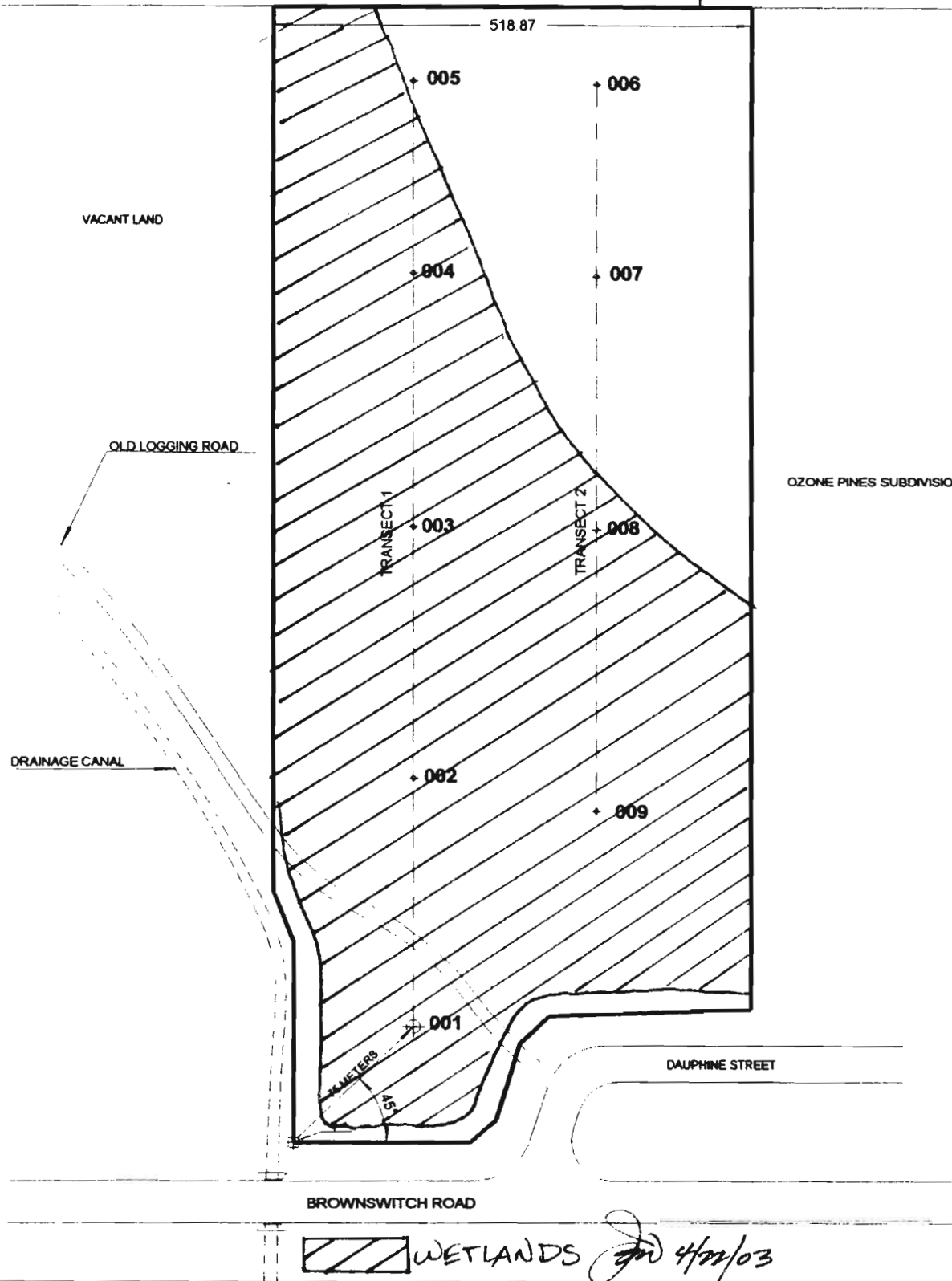
CEMVK-OD-FE ADS-MVK-2007-150

MR RON DUHE

SUMMERFIELD RETIREMENT
COMMUNITY, LLC

DRAINAGE EASEMENT

DRAINAGE CANAL 95.3



BETHANY LUTHERAL CHURCH
BROWNSWITCH ROAD PROPERTY
SLIDELL, LOUISIANA

DATE DRAWN:
03/13/02

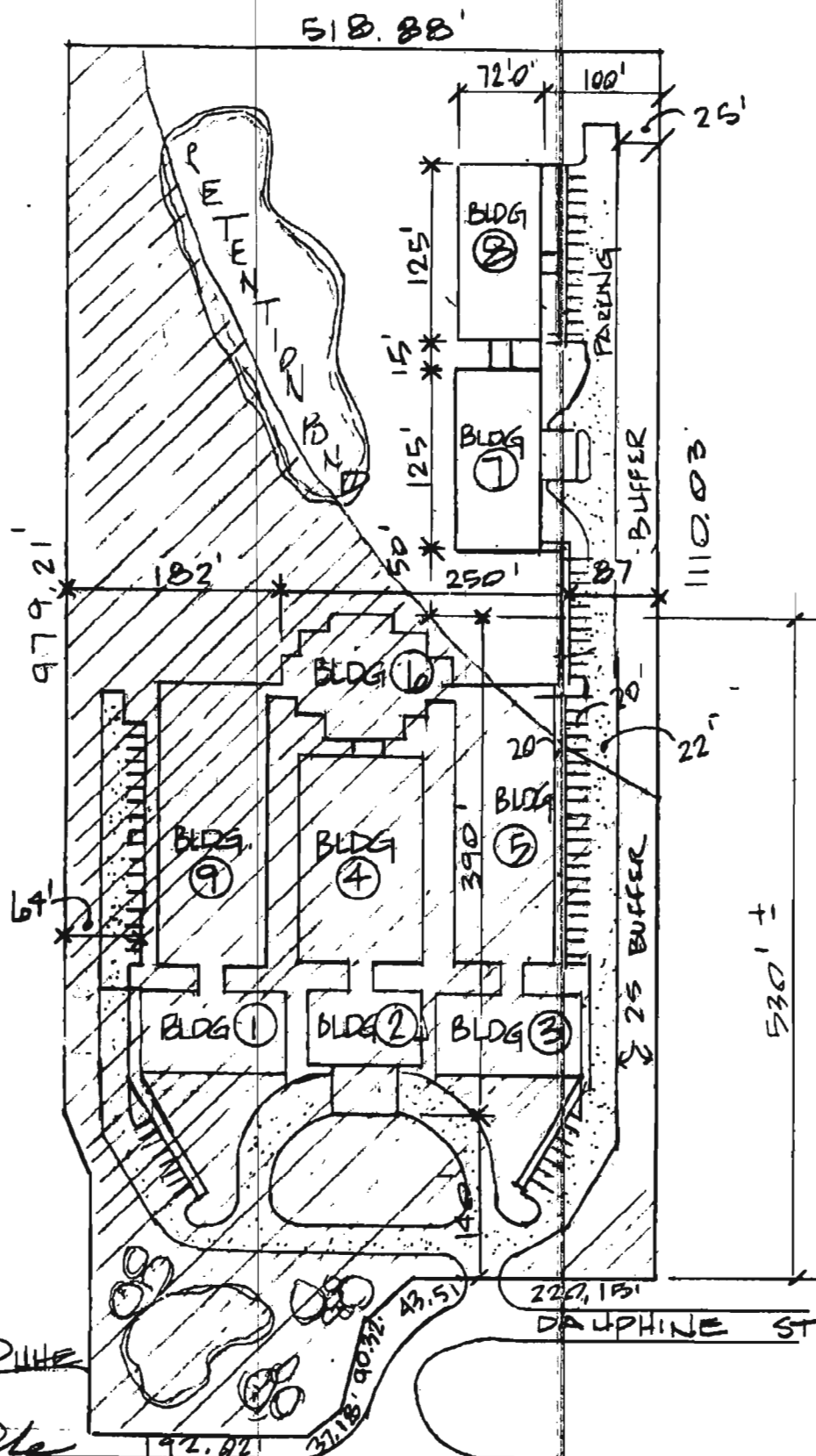
DRAWN BY:
LJC

SAFETY
ENVIRONMENTAL
PROFESSIONALS, INC.

100 FT. 100 M.

BETHANY LUTHERAN CHURCH PF CEMVK-OD-FE ADS-MVK-2007-150

TRANSECTS & SAMPLE POINTS FOR WETLANDS DE SUMMERFIELD RETIREMENT
COMMUNITY, LLC



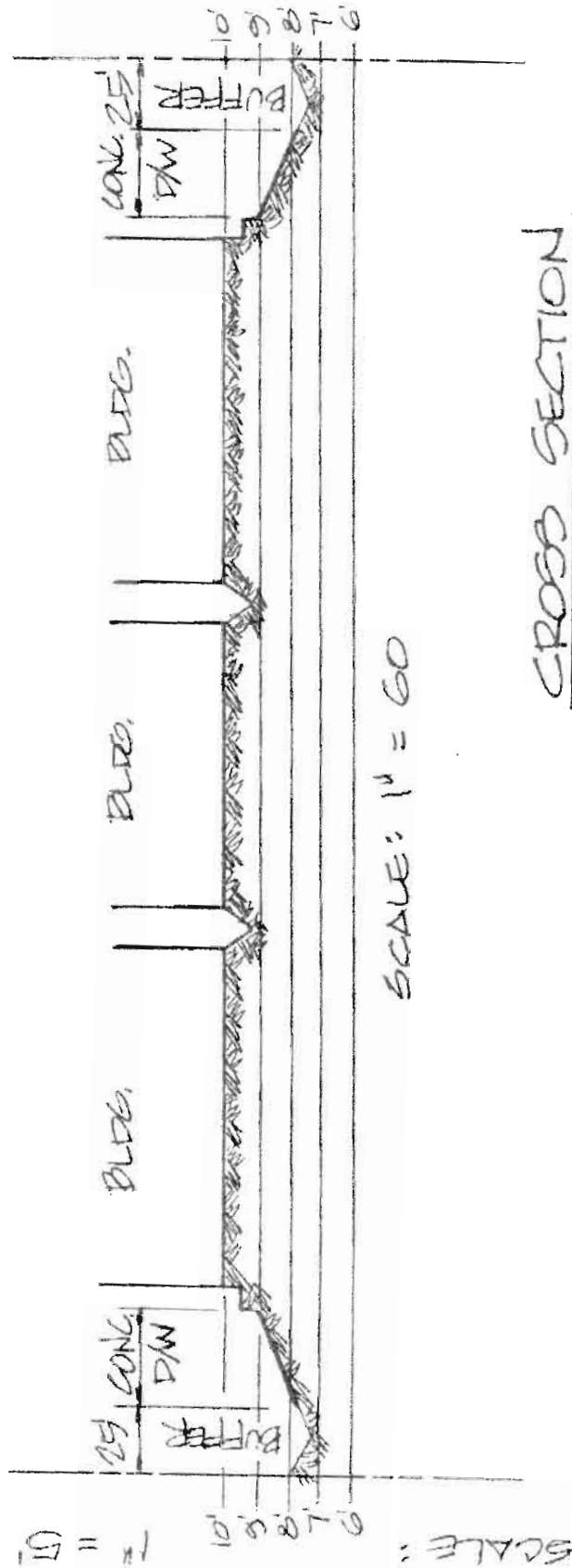
WETLANDS

RONALD J. DUKE
OWNER
Ronald J. Duke

REVISED
5/31/07

SUMMERFIELD
RETIREMENT
COMMUNITY & A/L

CEMVK-OD-FE ADS-MVK-2007-150
SUMMERFIELD RETIREMENT
COMMUNITY, LLC



CROSS SECTION

PROPOSED
SUMMERFIELD RETIREMENT
COMMUNITY IN
SEC. 36. T88. R14E. ST. TAMMANY PARISH

DATE: 5.21.07
SCALE: NOTED

CEMVK-OD-FE ADS-MVK-2007-150

SUMMERFIELD RETIREMENT
COMMUNITY, LLC

RETENTION POND CROSS-SECTION

Natural Ground Elevation 26'

26'

26'

Bottom of Pond @ 22'



CEMVK-OD-FE ADS-MVK-2007-150

SUMMERFIELD RETIREMENT
COMMUNITY, LLC